

SIKKIM



GOVERNMENT

GAZETTE

**EXTRAORDINARY
PUBLISHED BY AUTHORITY**

Gangtok

Monday 7th April 2025

No. 87

**GOVERNMENT OF SIKKIM
BUILDINGS & HOUSING DEPARTMENT**

No. 152/ACCTS/GOS/BLDGS/487

Dated: 20/03/2025

NOTIFICATION

In pursuance of Clause 3.4 of Sikkim Public Building Construction Guidelines (for vetting of Detailed Project Report), 2015. The State Government is hereby please to notify the revised rates for vetting of Detailed Project Reports as under namely:

1. Vetting charges for Estimates/DPR

Sl. No.	Type of Projects	Vetting Charges
1.	All Government Projects	0.15 % of the Project Cost
2.	Semi Government/Autonomous Project	0.15% of the Project Cost
3.	All Private Projects	0.50 % of the Project Cost
	a) PSU	
	b) Companies/Industries	
	c) Hospitality Project (5 star an above rated hotels and amusement parks etc)	
	d) Healthcare & Educational Institutes 0.3% of the Project Cost	
4.	All Projects costing below ₹ 100 lakhs	₹ 10,000 /-

2. Vetting charges for valuation of private properties

Sl. No.	Property Value	Vetting Charges
1.	Upto ₹ 10,00,000 /-	0.25 % of the property value
2.	₹ 10,00,001 to ₹ 50,00,000 /-	₹ 938 + 0.20 % of the property value
3.	₹ 50,00,001 /- to ₹ 1,00,00,000 /-	₹ 4,375 + 0.15 % of the property value
4.	Above ₹ 1,00,00,000 /-	₹ 10,938 + 0.10 % of the property value

3. Architectural Consultancy Charges

1.	For rendering architectural services to any Government Department/ Organization/Association (not applicable to projects executed by Buildings & Housing Department). A non-refundable advance fee is applicable.	₹ 25,000/- (non-refundable) in advance + ₹ 5 per sqft of total built-up area
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4. Empanelment Charges

1. Empanelment of Architects, Consultants and Valuers (Annual Fee)	₹ 10,000 /- per annum
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Revenue Head of Accounts

All fees mentioned above shall be deposited under the Revenue Head:

“0059-800.04 Public Works (Buildings)”

The Notification shall come into force with immediate effect.

By order and in the name of the Governor.

**PCE-Cum-Secretary
Buildings & Housing Department**